

Fremont

Building Official

Code Enforcement

Building Inspector
PO Box 120
295 Main Street
Fremont, NH03044
(603) 895-3200 Ext 18
(603) 895-3149 (Fax)



Exterior Windows& Doors

Flashing for Residential Construction

Exterior window and doors shall be installed and flashed in accordance with the manufacturer's written installation instruction and generally will require the following minimal detail.

- Verify that the rough opening size is a required and that structural headers are in place.
- Verify that the opening is square and is level and plumb.
- In all dwelling units where the opening of an operable window is located more than 72" above grade the lowest part of the window shall be a minimum of 24 inches above the finished floor.
- Building Wrap is to be pre-applied; and if damaged, new building wrap is to be re-applied in an overlapping fashion.
- Cut the wrap within the opening area and fold side flaps into rough opening and secure
- At the top header, cut back the building wrap approximately 8-10" at a 45 degree to the corners. Flipping the header flap up, temporarily tape back the building wrap.
- Prepare the lower sill with a drain mate or similar water resistant material. This material is to be placed on the sill and wrapped a minimum of 3" up on each side. The edges are to be sealed. Do not square cut the corners of this seal; rather fan out the corner areas and secure onto the face of the wall.
- Apply sealant with a continuous bead at the window head and jambs. Do not apply continuous sealant bead across bottom sill to allow for drainage.
- Fasten window with recommended fasteners. Fasteners must be flush.
- Flash the window with minimum 6" width of self-adhesive flashing applied as follows:
 - Two side pieces 12" – 14" longer than the side
 - One header piece 12-14" long than the top – overlap the side pieces
 - Do not seal the lower window nailing fin
 - Apply sealant to top corner of the window
- Release the building wrap (temporarily placed above) from the header and overlap the top header flashing. Seal the angle cuts with self-adhering flashing or building wrap tape.
- On the interior, seal the rough opening voids with insulation or low-expansion foam.

If manufacturer's installation instructions or builder's practice differ from above you should seek review and approval with the building official prior to installation. The above outline works consistent with most manufacturers recommended installation instructions for integral flanged windows; a modified version would be required for brick mold type assemblies.